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HOUSING AND
POPULATION
MONITORING REPORT

January To December
1979



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The Planning and Development Department
The Regional Municipality
of Hamilton-Wentworth

June 1980

1979 HOUSING MONITORING REPORT

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SUMMARY

The 1979 housing monitoring study concluded that:

- o The Region's population increased by 272 persons (0.07%) in 1979, well below the projected growth figure (1.06% compounded).
- o There will be a continued demand for housing (particularly smaller and higher density units) due to the changing age distribution of the population and the trend towards smaller households.
- o The production of row and apartment units in 1979 was considerably below the established requirements.
- o Except for apartment units, a more than adequate supply of residential lots exists in the Region.
- o The inventory of assisted housing in the Region increased by 82 units in 1979. The demand for assisted units remains high. Further data on the nature of demand is required.
- o The rate of apartment vacancies decreased in all of the area municipalities in the Region in 1979.
- o The cost of apartment rents in the Region has not increased as much as in other major centres in Southern Ontario.
- o In 1979 the residential rehabilitation assistance programs in the Region performed satisfactorily.


1.0 INTRODUCTION

In 1976 Regional Council received a report, prepared by Peter Barnard and Associates, entitled Future Housing Requirements in the Regional Municipality of Hamilton-Wentworth. This study examined and made recommendations regarding: required units of housing, housing assistance priorities, the rental sector, rehabilitation and a housing monitoring program.

At the same meeting in 1976, Regional Council approved a Housing Inventory report which included the following objectives drawn from the Barnard study:

1. That an inventory of land which is draft approved for development be maintained equal to twice the annual forecast requirements for singles, semis and rows and to three times the annual forecast requirements for apartments.
2. That senior levels of government be encouraged to provide assistance to an additional 400 households with three or more members annually and that 550 senior citizen units currently planned (1976) be completed within 5 years.
3. That 870 additional family rental units be provided annually.
4. That housing rehabilitation programs be encouraged.
5. That the Regional Planning Department report twice annually (since changed to annually) regarding housing activity to the Planning and Development Committee.

This is the fifth monitoring report presented to Planning and Development Committee and covers the period January 1st to December 31st, 1979. The purpose of this report is to examine the housing market in 1979 and to evaluate its performance in light of Regional housing policies. In addition to housing information, an examination of the Region's population change is also presented.



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2.0 POPULATION

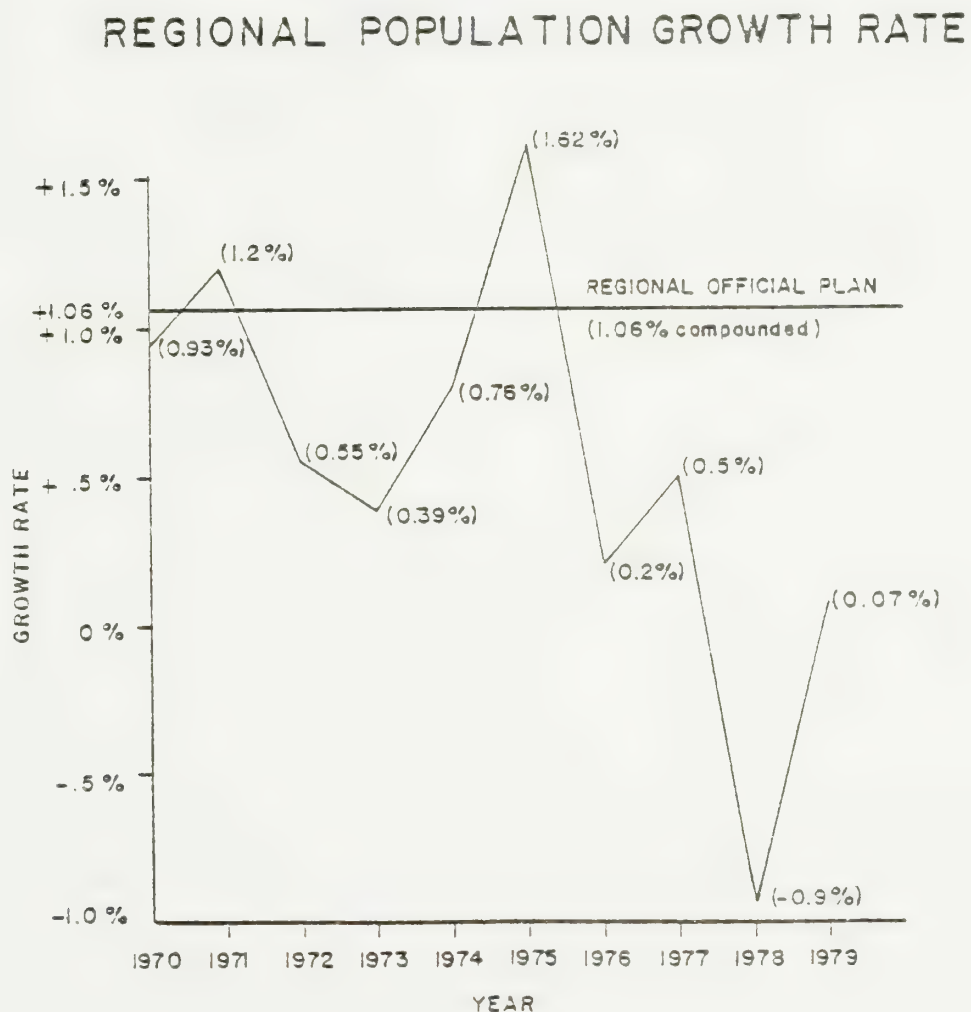
The population of Hamilton-Wentworth increased by 272 (0.07%) in 1979, bringing the total population of the Region to 407,758. This is only a slight increase, but it is a significant change from 1978 when the Region's population decreased by 3,872 (-0.9%).

The population growth of the area municipalities in 1979 is shown on Table A-1 in the appendix. The Town of Stoney Creek exhibited the largest actual and proportional population increase, while the City of Hamilton registered the highest actual and proportional loss in population.

2.1 Population Growth Rate

Figure 2.1 examines the population growth rate of the Region over the past ten years. The growth rate forecast in the Regional Official Plan is 1.2% annually (1.06% compounded).

FIG. 2.1



SOURCE: ASSESSMENT

The average annual population growth rate over the ten-year period from 1970-1979 was 0.5%, considerably lower than the population forecasts used for the Regional Official Plan.

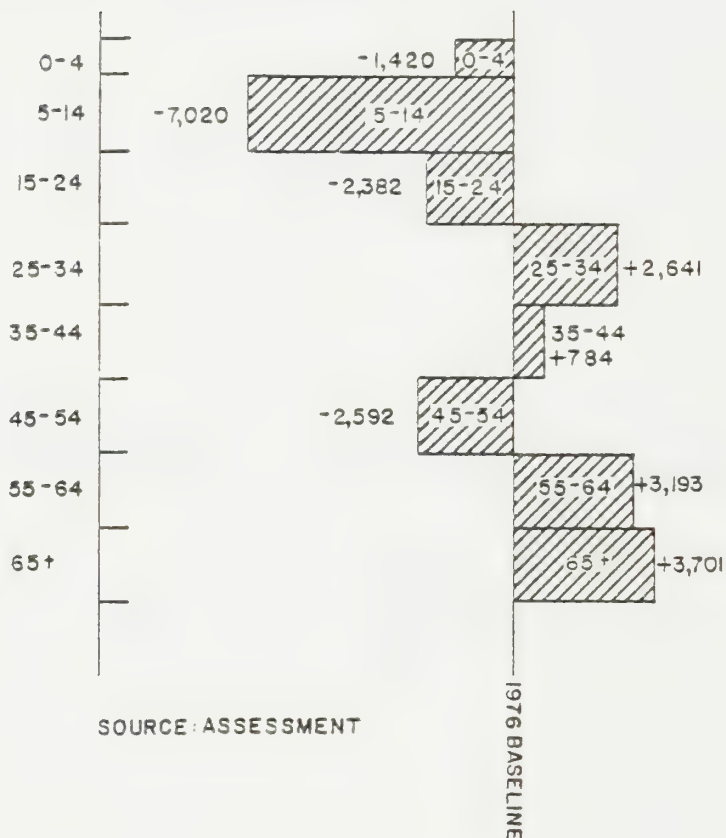
2.2 Regional Population by Age Category

The distribution of the population by age is important because age is a key determinant in the quantity and type of housing units demanded.

Figure 2.2 indicates the change in the population of the Region since 1976 by age category.

FIG. 2.2

CHANGE IN POPULATION FROM 1976-1979 BY AGE CATEGORY



The graph reveals a number of significant trends. The graph shows that there has been a significant increase in the population in the 25-34 age category since 1976. (This "bulge" in the population is often referred to as the "Post War Baby Boom"). The 25-34 age category is important since it marks the stage at which individuals tend to form their own house-

holds for the first time. Therefore, the increase in population in this age category would tend to raise the demand for additional housing units in spite of the slow overall population growth. Since a large proportion of people in this age category tend to occupy rental housing units, an additional demand for these may be expected.

Similarly, there has been a significant increase in the population aged 55 and over. This may result in an increased demand for smaller housing units, due to the typical decrease in family size in these age groups (caused by children leaving the family household and the death of spouses). In addition, the increase in the number of senior citizens may result in an increased demand for assisted units.

A third trend is the decrease in the proportion of population in the lower age categories as a result of a decline in birth rates. This decline may result in an increased demand for smaller housing units.

2.3 Persons Per Occupied Dwelling Unit

Figure 2.3 shows the number of persons per occupied dwelling unit over the five-year period from 1975-1979.

FIG. 2.3

PERSONS PER OCCUPIED DWELLING UNIT



SOURCE: REGIONAL PLANNING DEPARTMENT

The graph shows that the Region is continuing to experience a decline in the number of persons per dwelling unit. The rate of the decline is faster than that forecasted in the Future Housing Requirements Study prepared by Peter Barnard and Associates, which suggested that the rate would decline to 2.9 by 1981, a figure which has already been passed. This trend towards smaller households has resulted in an increased demand for housing units (particularly row and apartment units) despite the Region's slow population growth.

Table A-3 in the appendix shows the number of persons per occupied dwelling unit by area municipality.

2.4 Conclusion - Population

The population trends indicate a continued slow population growth in the Region. However, a continued decline in the average household size and an increase in the number of persons in the active family formation age groups will result in a continued demand for housing (particularly smaller rental units) in the short term.

In addition, growth in the upper age groups may result in a further demand for assisted units.

It should be noted that these trends are not unique to the Region but are typical in the Province as a whole.

3.0 HOUSING PRODUCTION

Based on the Official Plan growth rate of 1.2% (1.06% compounded) per year, an annual requirement of 3,900 residential units was established for the period 1976 to 1981. As shown below, the total number of new housing units which became available for occupancy in 1979 was 1,472. The total number of new housing units completed in 1978 was 2,787.

Figure 3.1 1979 - PRODUCTION OF HOUSING UNITS BY TYPE

UNIT TYPE	ESTIMATED ANNUAL REQUIREMENT		NEW HOUSING UNITS COMPLETED IN 1979	
Singles & Semis	1,443	(37%)	1,230	(83%)
Row	780	(20%)	55	(4%)
Apartment	1,677	(43%)	187	(13%)
TOTAL	3,900	(100%)	1,472	(100%)

Source - CMHC

3.1 Housing Production by Type

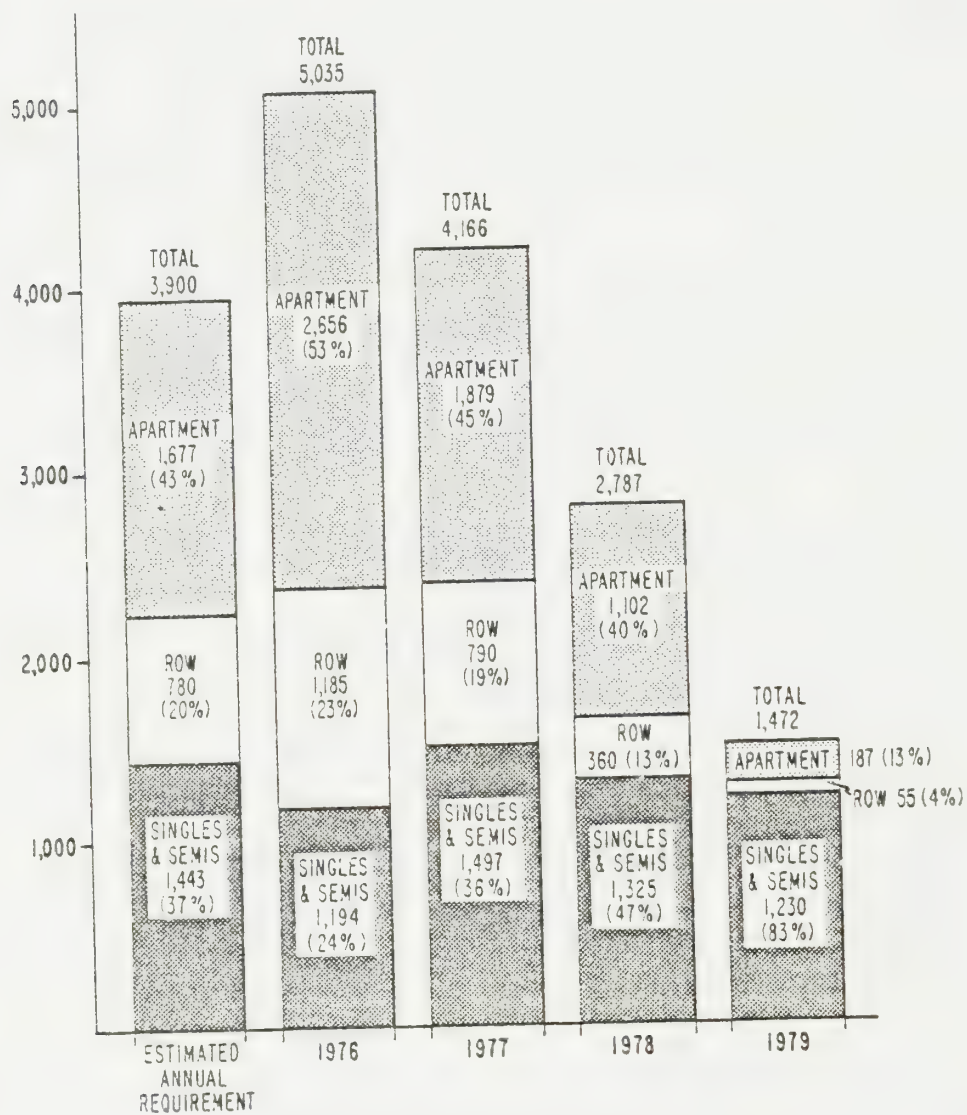
As figure 3.1 shows, the mix of housing types produced in 1979 was considerably different than the estimated housing requirements mix. The majority of units completed in 1979 were low density single family or semi-attached units. The actual number of row and apartment units produced was considerably lower than the estimated requirements. This drop in the production of higher density units could present a problem in the availability of rental accommodation in the future.

Figure 3.2 compares, over time, the production of housing units against the estimated annual housing requirements which were forecasted in the Future Housing Requirements Study prepared by Peter Barnard and Associates.

The diagram shows that although some over-production of apartment and row housing occurred in 1976 and 1977, it does not offset the very low production of these unit types in 1978 and 1979.

FIG. 3.2

HOUSING UNIT PRODUCTION 1976 - 1979



SOURCE: C.M.H.C.

3.2 Existing Housing Stock

The estimated inventory of housing units presently existing in the Region is shown in Figure 3.3. The table shows that the City of Hamilton and the Towns of Dundas and Stoney Creek offer a complete range of housing types, while the other area municipalities do not.

Figure 3.3 - ESTIMATED HOUSING STOCK - 1979

MUNICIPALITY	SINGLES		SEMIS		ROW		APARTMENTS		TOTAL
Ancaster	4,209	96%	43	1%	51	1%	78	2%	4,381
Dundas	4,613	70%	252	4%	358	5%	1,417	21%	6,640
Flamborough	6,633	87%	145	2%	60	1%	747	10%	7,585
Glanbrook	2,871	97%	30	1%	0	0%	53	2%	2,954
Hamilton	58,800	49%	12,579	10%	6,265	5%	43,924	36%	121,568
Stoney Creek	8,435	71%	553	4%	458	4%	2,504	21%	11,950
TOTAL REGION	85,561	55%	13,602	9%	7,192	5%	48,723	31%	155,078

SOURCE: Regional Planning Department

3.3 Conclusions - Housing Production

It is clear that the production of row and apartment residential units was considerably below Regional objectives.

4.0 INVENTORY OF RESIDENTIAL LOTS

The Future Housing Requirements Study prepared by Peter Barnard and Associates recommended that an adequate inventory of: registered residential lots, draft approved and residential lots under consideration be maintained to ensure the short term housing supply. The study had recommended that the number of draft approved residential lots be approximately two times the annual needs forecast for each of singles, semis and row housing, and three times the annual needs forecast for apartments.

Figure 4.1 - RESIDENTIAL LOT INVENTORY*

UNIT TYPE	ESTIMATED ANNUAL REQUIREMENTS TO 1981	SHORT TERM SUPPLY RECOMMENDED TARGETS	SHORT TERM SUPPLY DECEMBER 31, 1979			TOTAL
			REGISTERED IN 1979	DRAFT APPROVED	UNDER CONSIDERATION	
Single & Semi	1,443	2,886	784 (668)	6,823 (6,117)	3,488 (3,400)	11,095 (10,185)
Row	780	1,560	56 (207)	1,854 (2,136)	2,385 (2,023)	4,295 (4,366)
Apartments	1,677	5,031	100 (488)	714 (293)	630 (928)	1,444 (1,709)
TOTAL	3,900	9,477	940 (1,363)	9,391 (8,546)	6,503 (6,351)	16,834 (16,260)

SOURCE: Regional Planning Department

(1978 in brackets)

*The inventory does not include: a) existing lots of record that have not been built upon
b) the apartment construction that may be permitted under existing zonings in older neighbourhoods

The chart indicates that, except for lots suitable for apartment structures, a more than adequate supply of all types of residential lots exists. In addition to the lots listed in the inventory, additional land zoned for high density residential purposes exists in older neighbourhoods in the various municipalities. However, problems in the assembly of adequate parcels of land and the cost of inner city land may be inhibiting the construction of apartment units in these locations.

The low number of lots created by registered plan of subdivision in 1979 may reflect the general slow down in the construction industry and a surplus of unbuilt lots.

Should a renewed demand for lots occur, an adequate supply of lots which are already draft approved could be brought on the market in a relatively short time.

4.2 Conclusion - Lot Inventory

The Region is continuing to build up a large inventory of residential lots. Since a more than adequate supply of lots exists, (except for apartment units) the further extension of physical services to new residential areas should be discouraged.

5.0 ASSISTED HOUSING

The field of assisted housing is a confusing one due to the number of different agencies and programs involved. The agencies involved in the field include: the Federal Government through the Canada Mortgage and Housing Corporation, the Provincial Government through the Ontario Housing Corporation, and the Hamilton-Wentworth Housing Authority, the Area Municipalities through authorities such as the Hamilton Housing Company and community groups such as the Victoria Park Association and various church groups.

5.1 Inventory of Assisted Rental Units

Figure 5.1 shows the total number of assisted units existing in the Region during 1979 under the various agencies and programs functioning in the Region.

Figure 5.1 - INVENTORY OF ASSISTED RENTAL HOUSING UNITS*
DECEMBER 31, 1979

<u>MUNICIPALITY</u>	<u>SENIOR CITIZENS</u>	<u>FAMILIES</u>
Ancaster	45	-
Dundas	29	25
Flamborough	9	-
Glanbrook	-	-
Hamilton	4,221	2,281
Stoney Creek	43	43
Region	4,347	2,349

*Does not include units under the Non-Profit Limited Dividend Program (in 1976 there were an estimated 1,400 Limited Dividend Units).

The inventory shows that the majority of the Assisted housing units in the Region are in the City of Hamilton. A number of other area municipalities appear to be in need of assisted housing.

5.2 Production of Assisted Housing Units

On the Housing Inventory Report which was adopted by Council in 1976, targets for the production of assisted housing units were set at 400 family units and 110 senior citizen units annually. In 1979, 98 senior citizen units were added to, and 16 family units were removed from, the assisted housing inventory. In the past three years, the production of assisted units has been considerably below the targets.

5.3 Applicants on Waiting Lists

Information supplied by the Hamilton-Wentworth Housing Authority indicates the following breakdown of applicants, by Municipality, who are on waiting lists for assisted rental accommodation.

Figure 5.2 NUMBER OF APPLICANTS ON WAITING LIST FOR ASSISTED RENTAL ACCOMMODATIONS (AS OF DEC. 31, 1979)

MUNICIPALITY	SENIOR CITIZENS		FAMILIES		TOTAL	
	1978	1979	1978	1979	1978	1979
Hamilton	263	157	516	481	779	638
Stoney Creek	31	28	19	31	50	59
Dundas	17	18	21	18	38	36
Ancaster	9	7	-	-	-	-
Flamborough	-	-	-	-	-	-
Glanbrook	-	-	-	-	-	-
REGIONAL TOTAL	320	210	556	530	867	740

The number of applicants who were waiting for assisted accommodation in 1979 was less than in 1978.

The Ontario Housing Corporation normally experiences a high rate of rejection by families seeking subsidized housing when units are offered to them in subsidized housing projects. Therefore, the waiting list is not truly representative of the families awaiting subsidized accommodation.

In 1979, a study was jointly prepared by the Regional Planning and Development Department, the Regional Social Services Department and the Hamilton-Wentworth Housing Authority to determine (among other things) the reason for this high rate of rejection and the reason why persons who qualify for assisted housing do not apply for it.

The report concluded that the high rejection rate and the low application rates were the result of the (prospective) applicants dislike of: the social environment, the location, and the type of units offered to them. The study further recommended that the waiting list for assisted housing was a poor indicator of the need for assisted housing and that a shortage of assisted housing in the Region exists.

5.4 Regional Shelter Assistance

The Department of Social Services offers shelter assistance associated with two of their assistance programs.

For the month of December of 1979, some 2,830 "Shelter Shortfall Allowance" cheques were issued to recipients of General Welfare Allowance. The Shelter Shortfall Allowance cheques were up to \$25 each (since changed to a limit of \$30. each) which amounted to approximately \$70,000 for the month of December. This sum is subsidised 50% by the Province.

In addition, Supplementary Shelter Allowance cheques of up to \$25 (since changed to \$30) are issued to recipients of Family Benefit Allowance. In December of 1979, 3012 cheques were issued under this program for a total of approximately \$69,000. This program receives an 80% Provincial subsidy.

Better indicators are needed to determine the true extent of the demand for assisted units in the Region. Also there is a need to examine the assisted housing delivery system in the Region to ensure that adequate assisted housing is being provided in an efficient manner.

6.0 THE APARTMENT SECTOR

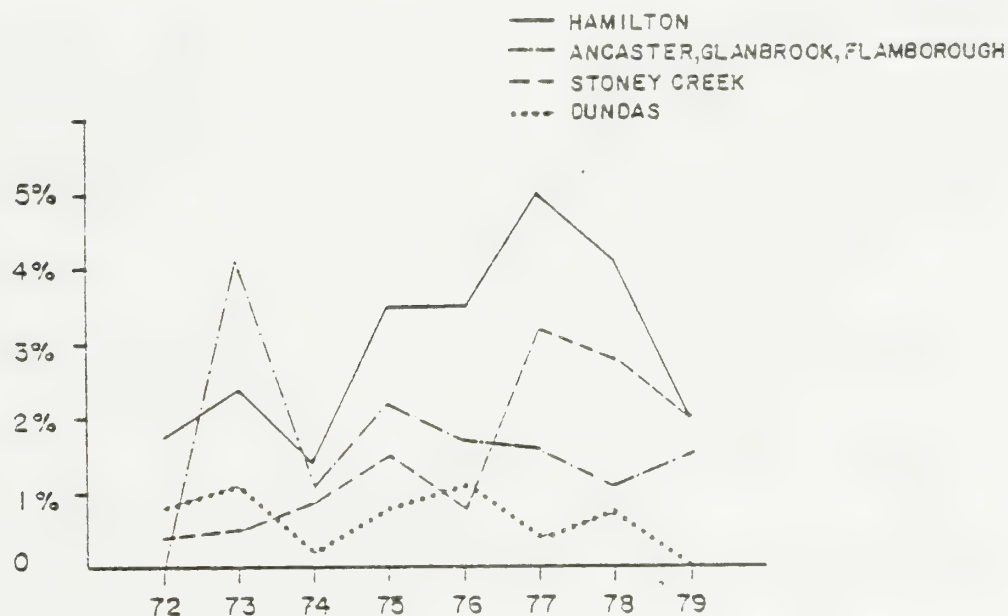
As previously noted, the construction of apartment units in 1979 was considerably lower than in previous years.

6.1 Apartment Vacancy Rates

Figure 6.1 shows the rental apartment vacancy rate in the Area Municipalities of the Region. The diagram shows that significant drops in vacancy rates occurred in all area municipalities.

FIG. 6.1

VACANCY RATE IN APARTMENT STRUCTURES



SOURCE: C.M.H.C.

By October 1979, all of the area municipalities had a lower vacancy rate than the 3% figure which is considered desirable in terms of the provision of adequate choice and availability. The average vacancy rate for all major metropolitan areas in Southern Ontario in October 1979 was 2.6%, higher than the rates experienced by the Area Municipalities. (A note of particular interest is the fact that the Town of Dundas had a 0.0% vacancy rate in October 1979).

The lack of a significant production of new apartment units, combined with the further decline in vacancy rates could result in a shortage of apartment units in the future.

6.2 Cost of Rental Apartments

Figure 6.2 shows the average rent paid for two bedroom apartments in the various area municipalities.

Figure 6.2 - AVERAGE RENT FOR TWO BEDROOM APARTMENT UNITS*

MUNICIPALITY	1977	RENTS 1978	1979	AVG. CHANGE 1978-1979
Dundas	n/a	233	272	16.4%
Hamilton	220	234	241	2.9%
Stoney Creek	n/a	227	234	3.2%
Ancaster) Glanbrook) Flamborough)	n/a	235	250	6.1%

All figures for October of cited year. Source - CMHC

*Figures represent rents from a sample of apartment structures with 6 units and over. There has been no attempt to adjust the sample to the total universe.

The figure for Ancaster, Glanbrook and Flamborough includes Grimsby.

The figures show that with the exception of Dundas rents did not increase with the rate of inflation.

The Town of Dundas experienced the largest increase (16.4%) in rents paid from 1978 to 1979. This large increase can be seen as a direct result of the 0.0% vacancy rate that Dundas experienced in 1979.

6.3 Conclusion - The Apartment Sector

The continued decline in apartment vacancy rates, the low number of new apartment units being constructed, and the anticipated high demand for apartment units could result in a shortage of apartment units in the near future.

This shortage of apartment units may result in a rise in the cost of rents, which, in turn, could stimulate new apartment construction. However, due to the high cost of land, high interest rates and rent control, the economic climate for the construction of new apartment units is not encouraging. The performance of the apartment sector should be closely monitored in 1980 to determine if an adequate number of new apartment units are constructed. In the event that new units are not forthcoming, the Region should investigate the possibility of encouraging senior levels of government to initiate policies designed to stimulate the construction of rental apartment units.

7.0 COMPARISON OF HOUSING PRICES

The two tables in figure 7.1 compare the prices of housing in Hamilton-Wentworth with other nearby Regions and Counties. The market values of two sample houses were used as an illustration.

House number 1, used in the study, is a three bedroom brick bungalow, five to eight years old. The house is 1,200 square feet on a 5,500 square foot, fully serviced lot. The neighbourhood is average and the other nearby houses are similar.

House number 2 is a detached, two-storey, four bedroom brick home, five to eight years old. The house is 2,000 square feet on a fully serviced 7,500 square foot lot. The neighbourhood is "prime residential" and the nearby homes are of similar quality.

The figures show that housing costs are generally lower in Hamilton than in the other eight municipalities surveyed. In 1979, the cost of both sample house number 1 and 2 in Hamilton was 7th in rank when compared to other municipalities. This is a reduction in comparative prices since 1978 when the cost of house number 1 in Hamilton ranked 5th and house number 2 ranked 6th.

Figure 7.1 - COMPARISON OF HOUSING PRICES IN HAMILTON-WENTWORTH AND OTHER REGIONS

REGION OR COUNTY	<u>HOUSE NO. 1</u>		
	SAMPLE MUNICIPALITY	PRICE	RANK
Hamilton-Wentworth	Hamilton	\$57,000.	7
Halton	Burlington	65,500.	3
Wellington	Guelph	59,500.	6
Waterloo	Kitchener	56,000.	8
Middlesex	London	59,800.	5
Peel	Mississauga	74,000.	2
Ottawa-Carleton	Ottawa	62,500.	4
Niagara	St. Catharines	52,500.	9
Toronto	(Central)	91,700.	1

HOUSE NO. 2

REGION OR COUNTY	SAMPLE MUNICIPALITY	PRICE	RANK
Hamilton-Wentworth	Hamilton	\$79,000.	7
Halton	Burlington	96,000.	2
Wellington	Guelph	83,000.	6
Waterloo	Kitchener	77,000.	8
Middlesex	London	86,500.	5
Peel	Mississauga	95,000.	3
Ottawa-Carleton	Ottawa	89,500.	4
Niagara	St. Catharines	73,500.	9
Toronto	(Central)	148,900.	1

8.0 HOUSING RENEWAL PROGRAMS

In 1979, programs for the rehabilitation of housing were operated by Federal, Provincial and Municipal Authorities.

8.1 Residential Rehabilitation Assistance Program (R.R.A.P.)

In the past, Federal R.R.A.P. loans were available for the rehabilitation of properties located in designated Neighbourhood Improvement Program (N.I.P.) areas. The City of Hamilton was the only municipality in the Region that participated in N.I.P.

Although N.I.P. was terminated in 1978, projects which were already approved at that time are being allowed to reach completion.

In 1979, 99 housing units in the City of Hamilton received funds totalling \$325,000. under the R.R.A.P. program.

8.2 Ontario Home Renewal Program (O.H.R.P.)

During 1979, all of the area municipalities in the Region participated in the Ontario Home Renewal Program (O.H.R.P.).

Under O.H.R.P., the Province of Ontario provides grants to participating municipalities to administer as loans or grants to owner-occupants whose family income is less than \$12,500. Maximum funding available under this program is \$7,500. per family.

Figure 8.1 indicates the number and value of loans which were approved in each of the area municipalities during 1979.

Figure 8.1 - O.H.R.P. LOANS BY AREA MUNICIPALITY

MUNICIPALITY	APPROVED LOANS		VALUE	
	1978	1979	1978	1979
Ancaster	10	7	\$21,662.	\$7,180.
Dundas	15	12	94,483.	41,249.
Flamborough	4	9	18,255.	45,897.
Glanbrook	2	8	5,179.	29,689.
Hamilton	145	148	516,084.	551,272.
Stoney Creek	5	4	10,417.	4,241.
REGION	201	188	\$666,080.	\$679,478.

SOURCE: Area Municipalities

The table indicates that fewer O.H.R.P. loans were processed in 1979 than in 1978, but the average value of each loan processed was greater.

8.3 Municipal Rehabilitation Programs

The City of Hamilton currently operates the Hamilton Rehabilitation Program which is designed to provide homeowners who do not qualify for R.R.A.P. or O.H.R.P. assistance with loans for the rehabilitation of their homes. Under the program, families with a combined income of less than \$17,500. can qualify for a loan. During 1979, 26 homeowners received loans totalling \$118,000. under the program.

APPENDIX

TABLE A-1

POPULATION BY MUNICIPALITY

HAMILTON-WENTWORTH REGION

MUNICIPALITY	1974	1975	1976	1977	1978	1979	CHANGE 1978-79	
							ABSOLUTE	PERCENT
Ancaster	14,347	14,334	14,180	14,118	14,073	14,107	34	0.24%
Dundas	19,078	19,315	19,212	19,328	19,129	19,266	137	0.72%
Flamborough	22,557	22,863	23,364	23,867	23,747	24,017	270	1.14%
Glanbrook	10,023	10,057	10,047	10,039	9,945	9,934	-11	-0.09%
Hamilton	306,671	311,886	312,162	311,907	307,964	306,538	-1,426	-0.46%
Stoney Creek	29,256	30,011	30,366	32,099	32,628	33,896	1,268	3.89%
REGION TOTAL	401,932	408,466	409,331	411,358	407,486	407,758	272	0.07%

SOURCE: September Census Enumeration, Wentworth Regional Assessment,
Ministry of Revenue.

TABLE A - 2

POPULATION BY AGE GROUP - 1979

	REGION		ANCASTER		DUNDAS		FLAMBOROUGH		GLANBROOK		HAMILTON		STONEY CREEK	
0- 4	23,586	5.9	714	5.1	1,036	5.4	1,618	6.8	597	6.1	17,264	5.8	2,357	7.1
5-14	60,399	15.2	2,236	16.0	2,849	15.0	4,230	17.9	1,812	18.5	43,486	14.6	5,786	17.5
15-24	76,172	19.1	2,790	20.0	3,398	17.8	4,304	18.2	1,892	19.3	57,838	19.4	5,950	18.0
25-34	61,879	15.6	1,546	11.1	2,849	15.0	3,576	15.1	1,418	14.5	46,992	15.8	5,498	16.6
35-44	45,165	11.4	1,888	13.5	2,321	12.2	3,200	13.5	1,413	14.4	32,139	10.8	4,204	12.7
45-54	46,872	11.8	2,002	14.3	2,175	11.4	2,814	11.9	1,175	12.0	34,898	11.7	3,808	11.5
55-64	40,215	10.1	1,662	11.9	1,842	9.7	2,222	9.4	894	9.1	30,583	10.3	3,012	9.1
65+	43,551	10.9	1,140	8.1	2,585	13.6	1,687	7.1	598	6.1	35,103	11.8	2,438	7.4
TOTAL*	397,839		13,978		19,055		23,651		9,799		298,303		33,053	

* Minus population with unreported age.

SOURCE: Census Enumeration, Wentworth Regional Assessment, Ministry of Revenue, September, 1979.

TABLE A-3

PERSONS PER OCCUPIED DWELLING UNIT

	1975	1976	1977	1978	1979*
Ancaster	3.5	3.5	3.4	3.3	3.2
Dundas	3.2	3.2	3.1	3.0	3.0
Flamborough	3.5	3.4	3.4	3.3	3.3
Glanbrook	3.6	3.6	3.5	3.5	3.4
Hamilton	2.9	2.9	2.8	2.8	2.7
Stoney Creek	3.3	3.2	3.2	3.1	3.1
TOTAL REGION	3.0	3.0	2.9	2.9	2.8

SOURCE: Census Enumeration, Wentworth Regional Assessment,
Ministry of Revenue, September, 1979.

* Estimated.

TABLE A- 4

CONSTRUCTION ACTIVITY - STARTS, COMPLETION AND UNDER CONSIDERATION

JANUARY 1 TO DECEMBER 31, 1979

MUNICIPALITY	STARTS					COMPLETION					(Dec. 31, 1979) UNDER CONSTRUCTION				
	S.F.	S.D.	R	A	TOTAL	S.F.	S.D.	R	A	TOTAL	S.F.	S.D.	R	A	TOTAL
Ancaster	113	0	0	0	113	78	4	0	0	82	53	0	0	0	53
Dundas	102	8	26	0	136	136	10	26	0	172	5	6	0	200	211
Flamborough	98	16	6	0	120	84	6	6	0	96	41	14	0	0	55
Glanbrook	14	0	0	0	14	24	0	0	0	24	7	0	0	0	7
Hamilton	278	59	16	0	353	327	94	16	187	624	66	10	0	0	76
Stoney Creek	358	164	0	0	522	301	166	7	0	474	120	32	6	0	158
REGION	963	247	48	0	1258	950	280	55	187	1472	292	62	6	200	560
% OF TOTAL	76%	20%	4%	0%	100%	65%	19%	4%	13%	100%	52%	11%	1%	36%	100%

S.F. = Single Family

S.D. = Semi Detached

R = Row

A = Apartment

SOURCE: Central Mortgage &

Housing Corporation

1979 Annual Report

Hamilton Office.

TABLE A - 5

DWELLING UNIT BUILDING PERMITS BY TYPE
JANUARY 1, TO DECEMBER 31, 1979

LOCATION	SINGLES	SEMI	ROW	APARTMENT	TOTAL
Ancaster	132	-	-	-	132
Dundas	107	-	26	-	133
Flamborough	98	-	-	3	101
Glanbrook	15	-	-	-	15
Hamilton	295	38	-	-	333
Stoney Creek	359	150	32	2	543
REGION TOTAL	1,006	188	58	5	1,257

SOURCE: Municipal Building Depts.

TABLE A-6

DWELLING UNIT BUILDING PERMITS 1971 - 1979
HAMILTON-WENTWORTH REGION

TYPE OF UNIT	1971	1972	1973	1974	1975	1976	1977	1978	1979
Single Detached	1,277	1,650	1,581	1,722	1,487	1,115	1,042	813	1,006
Semi Detached	244	186	144	274	453	328	450	204	188
Row	-	482	421	531	1,372	1,101	294	45	58
Apartments	3,069	2,756	2,599	2,250	2,147	1,025	902	326	5
TOTAL	4,590	5,074	4,745	4,777	5,459	3,569	2,688	1388	1,257

SOURCE: 1971 - 1975 Statistics Canada
1976 - 1979 Municipal Building Departments.

TABLE A- 7

DEMOLITION PERMITS

JANUARY 1, TO DECEMBER 31, 1979

	NUMBER OF DWELLING UNITS			
LOCATION	SINGLES	SEMIS	ROW & APTS.	TOTAL
Ancaster	1	-	3	4
Dundas	5	-	-	5
Flamborough	8	-	-	8
Glanbrook	6	-	-	6
Hamilton	124	4	7	135
Stoney Creek	28	-	-	28
REGION TOTAL	172	4	10	186

SOURCE: Municipal Building Departments.

TABLE A-8
NET*DWELLING UNIT BUILDING PERMITS BY TYPE
JANUARY 1, TO DECEMBER 31, 1979

LOCATION	SINGLES	SEMI	ROW	APARTMENT	TOTAL
Ancaster	131	-	-	-3	128
Dundas	102	-	26	-	128
Flamborough	90	-	-	3	93
Glanbrook	9	-	-	-	9
Hamilton	171	34	- 7	-	198
Stoney Creek	331	150	32	2	515
REGION TOTAL	834	184	51	2	1071

SOURCE: Municipal Building Depts.

*(Building Permits -Demolition Permits)

TABLE A-9
RESIDENTIAL LOTS BY SUBDIVISION

REGISTERED

(January 1 to December 1979)

AREA MUNICIPALITY	SINGLE FAMILY	SEMI DETACHED	ROW	APARTMENT	TOTAL
Ancaster	155	36	-	100 (est)	291
Dundas	-	-	-	-	0
Flamborough	82	-	-	-	82
Glanbrook	-	-	-	-	-
Hamilton	130	38	-	-	168
Stoney Creek	257	86	56	-	399
REGION TOTAL	624	160	56	100 (est)	940

SOURCE: Hamilton-Wentworth Planning and Development Department,
Development Division.

TABLE A-10

RESIDENTIAL LOTS BY SUBDIVISIONDRAFT APPROVED AND UNDER CONSIDERATION - DECEMBER 31, 1979

	DRAFT APPROVED					UNDER CONSIDERATION				
	S	S.D.	R	A	TOTAL	S	S.D.	R	A	TOTAL
Ancaster	670	32	-	-	702	548	48	286	-	882
Dundas	676	940	528	-	2,144	138	14	-	11	163
Flamborough	389	62	-	-	451	374	238	399	-	1,011
Glanbrook	-	-	-	-	-	-	-	-	-	-
Hamilton	1,907	1,320	981	714	4,922	611	506	501	148	1,766
Stoney Creek	331	496	345	-	1,772	579	432	1,199	471	2,681
REGION	3,973	2,850	1,854	714	9,391	2,250	1,238	2,385	630	6,503

SOURCE: Hamilton-Wentworth Planning and Development Department, Development Division

TABLE A-11
RESIDENTIAL LOTS CREATED BY LAND SEVERANCE
JANUARY 1 TO DECEMBER 31, 1979

LOCATION	SERVICED*	NOT SERVICED	TOTAL 1979	TOTAL 1978
Ancaster	11	5	16	19
Dundas	18	0	18	11
Flamborough	2	32	34	35
Glanbrook	0	5	5	8
Hamilton	69	1	70	37
StoneyCreek	21	2	23	50
REGION TOTAL	121	45	166	160

* BOTH SEWER AND WATER

SOURCE: Land Division Committee

RESIDENTIAL LOT INVENTORY - 1979

FIG. A-12

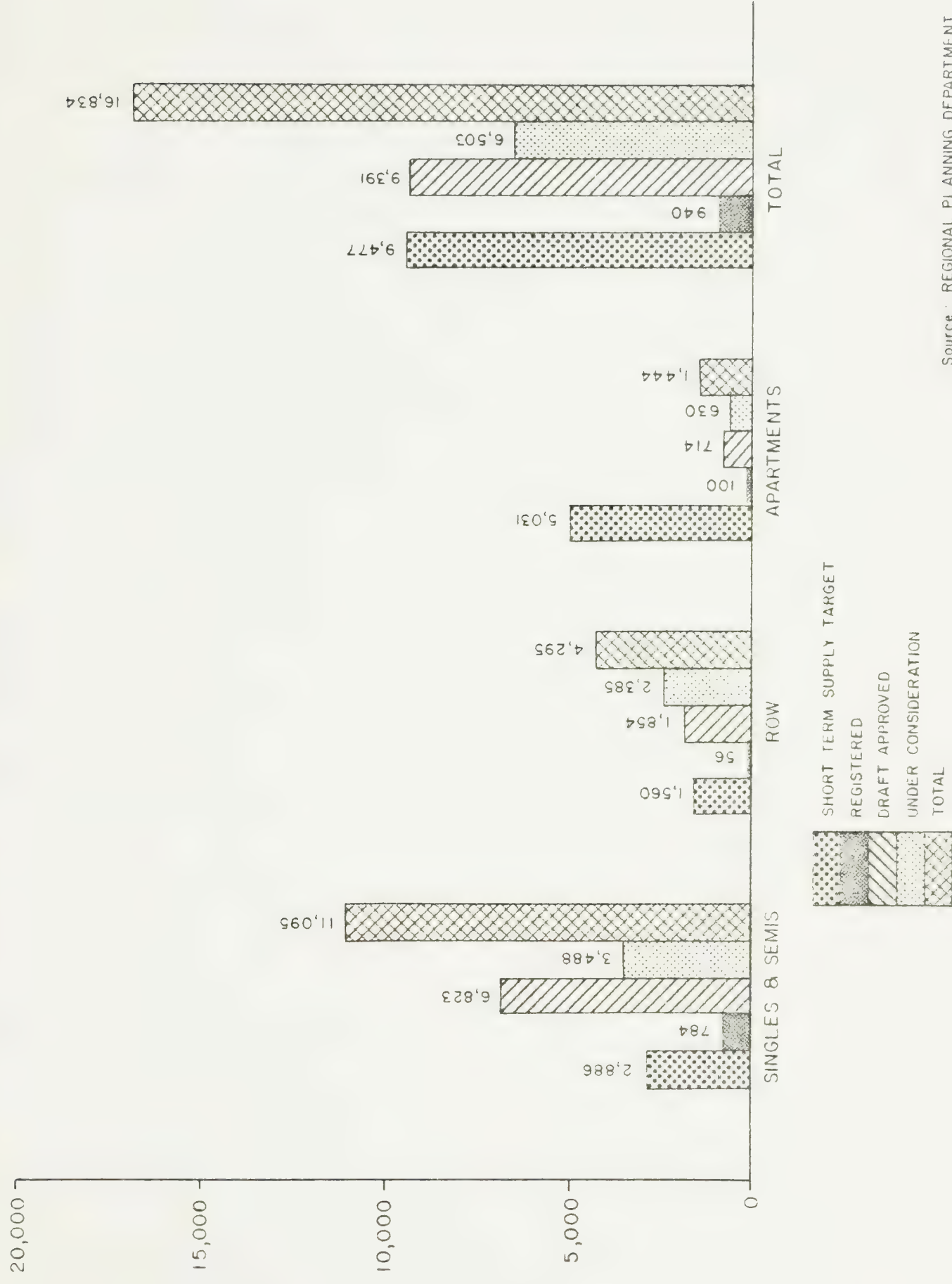


TABLE A - 13

CONDOMINIUMS UNITS

December 31, 1979

MUNICIPALITY	REGISTERED			DRAFT APPROVED			UNDER CONSIDERATION		
	ROW	APARTMENT	TOTAL	ROW	APARTMENT	TOTAL	ROW	APART	TOTAL
Ancaster	-	-	-	-	-	-	-	-	-
Dundas	-	-	-	-	-	-	-	-	-
Flamborough	-	-	-	-	-	-	-	-	-
Glanbrook	-	-	-	-	-	-	-	-	-
Hamilton	-	-	-	3*	-	3	132	101	233
Stoney Creek	-	-	-	-	-	-	-	-	-
REGION	-	-	-	3*	-	3	132	101	233

*Semi-detached

SOURCE: Regional Planning and Development - Development Division

TABLE A-14

Inventory of Assisted Housing Units* - Dec. 31, 1979

MUNICIPALITY	PROGRAM	SENIOR CITIZENS	FAMILIES
Hamilton	Direct (Public Housing - Sect. 43 N.H.A.)	2,576	1,939
	Rent Supplement (Sect.44(1)(a) N.H.A. - Public)	317	239
	Rent Supplement (Sect.44(1)(b) N.H.A. -Public - Non H.W.H.A.)	463	-
	Rent Supplement (Sect.44(1)(b) N.H.A. - Private)	122	49
	Private Non-Profit	680	54
	Hamilton Housing Co.	61	
	TOTAL	4,221	2,281
Stoney Creek	Direct (Public Housing - Sect.43 N.H.A.)	43	43
Dundas	Direct (Public Housing - Sect.43 N.H.A.)	29	25
Ancaster	Direct (Public Housing - Sect.43 N.H.A.)	45	-
Flamborough	Rent Supplement (Sect.44(1)(b) N.H.A.- Private)	9	
TOTAL REGION		4,347	2,349

*Inventory does not include units under the Limited Dividend Program.
(In 1976 approximately 1,400 Limited Dividend Units existed)

SOURCE: Canada Mortgage and Housing Corporation, City of Hamilton
Real Estate Department, Hamilton-Wentworth Housing Authority,
Ministry of Housing.

